

# Office/Medical Space For Lease

## Bell Road Office Park

3033 W. Bell Road, Phoenix, AZ

**\*5% COMMISSION TO OUTSIDE BROKERS**



### Lease Information

- **Availability:** 775 up to 4,848 SF *Contiguous*  
- *Can be demised from 775 SF up to any size to suit Tenant's requirement.*
- **Lease Rate:** **Reduced** \$22.00/SF
- **Lease Type:** Full Service  
(All utilities included except communications & janitorial)
- **Building Size:** 12,474 SF

**\*5% Commission to Tenant's Broker.  
Call For Details**

### Property Highlights:

- Located at the northwest corner of 31st Ave. and Bell Road in the Black Canyon Corridor of Phoenix, AZ.
- Quick and easy access - 1/2 Mile from I-17.
- Single story medical office.
- Surrounded by dense population office and medical tenants.
- Abundance of restaurant, retail and personal services.
- Private restroom in suite.
- *Monument signage available.*
- *Covered parking.*



*Exclusively Represented by:*

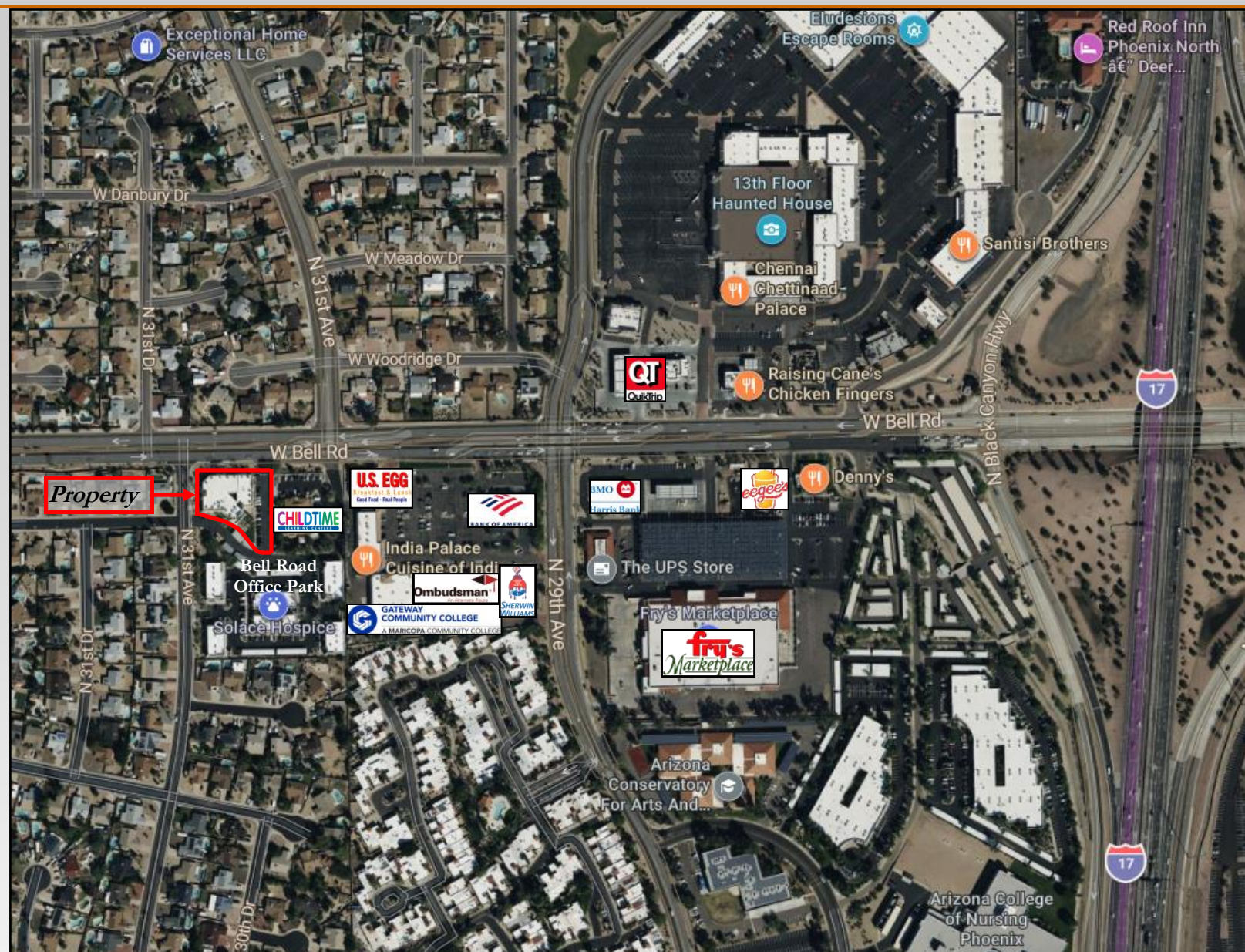
**Robert Nolan**

c (520) 465-5946

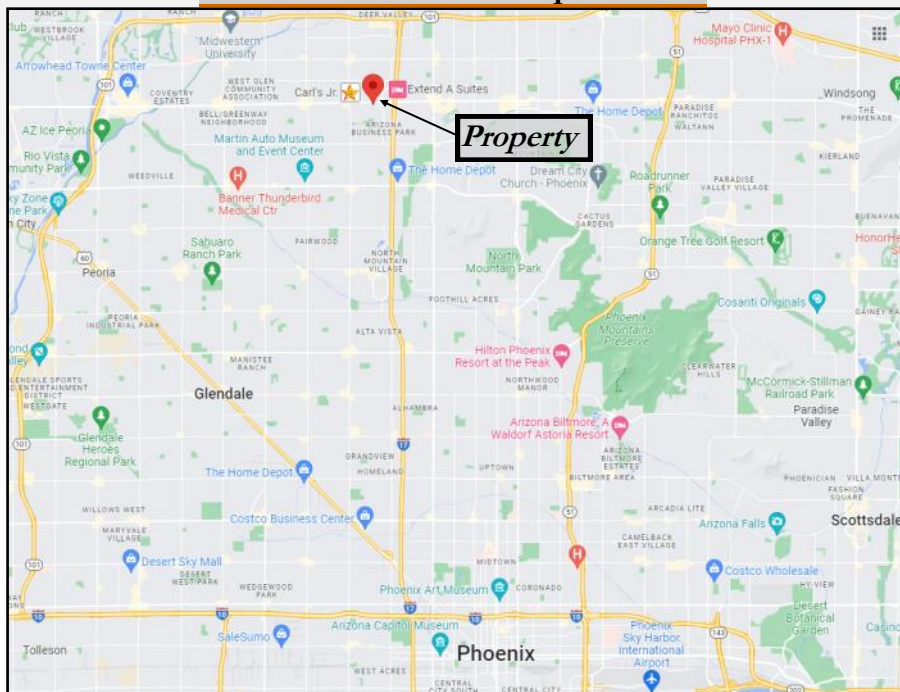
[rnolan@oxfordrealtyadvisors.com](mailto:rnolan@oxfordrealtyadvisors.com)

**Oxford** 6262 N. Swan Road, Suite 175  
Tucson, AZ 85718  
Phone (520) 232-0200  
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# Aerial - 3033 W. Bell Road



## Location Map



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REALTY ADVISORS

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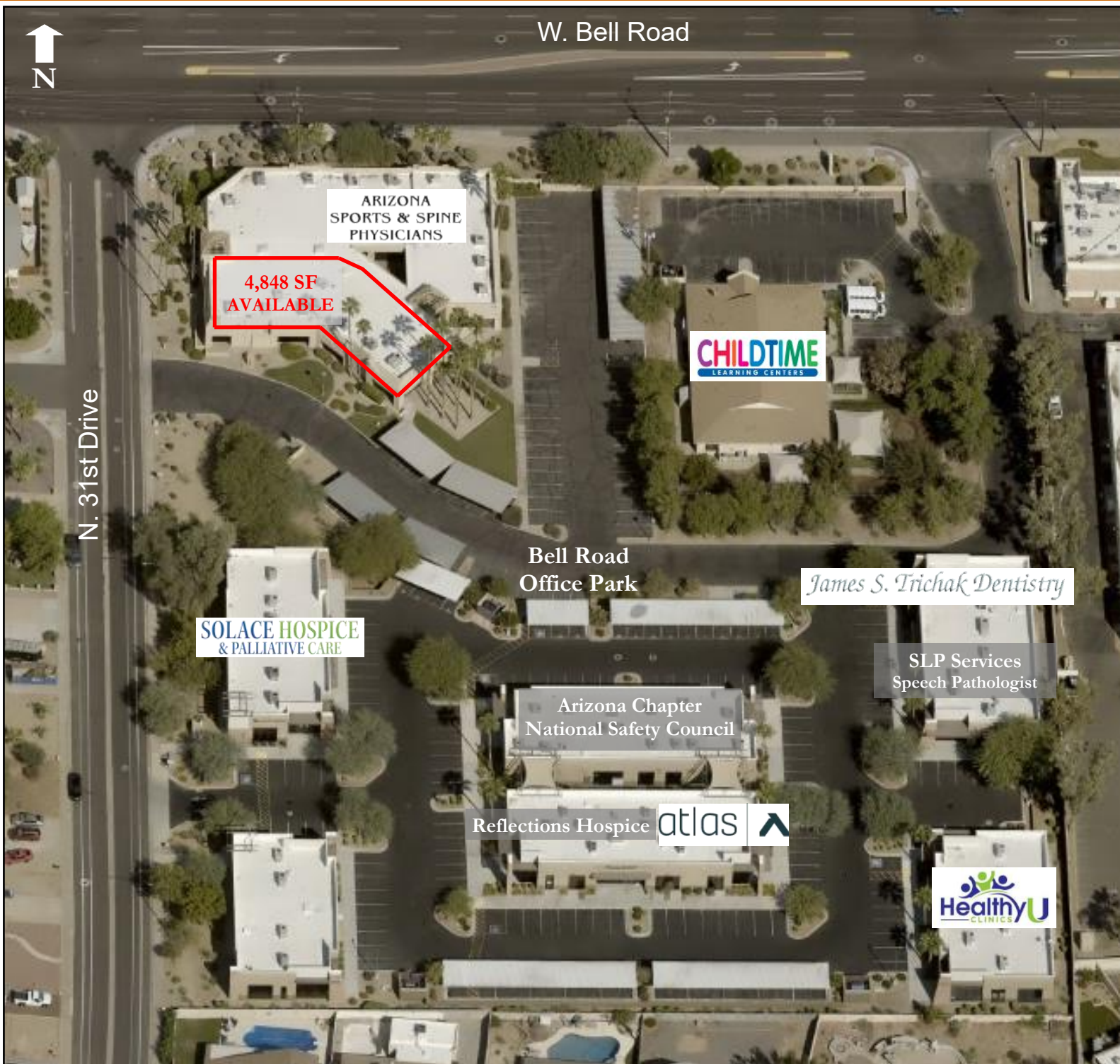
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The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

# Bell Road Office Park



## DEMOGRAPHICS SUMMARY

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<b>Total Population:</b>	15,439	151,092	340,101
<b>Avg. Household Inc:</b>	\$75,782	\$74,877	\$78,845
<b>Traffic: W. Bell Road</b>		44,659 VPD	

CoStar 2023

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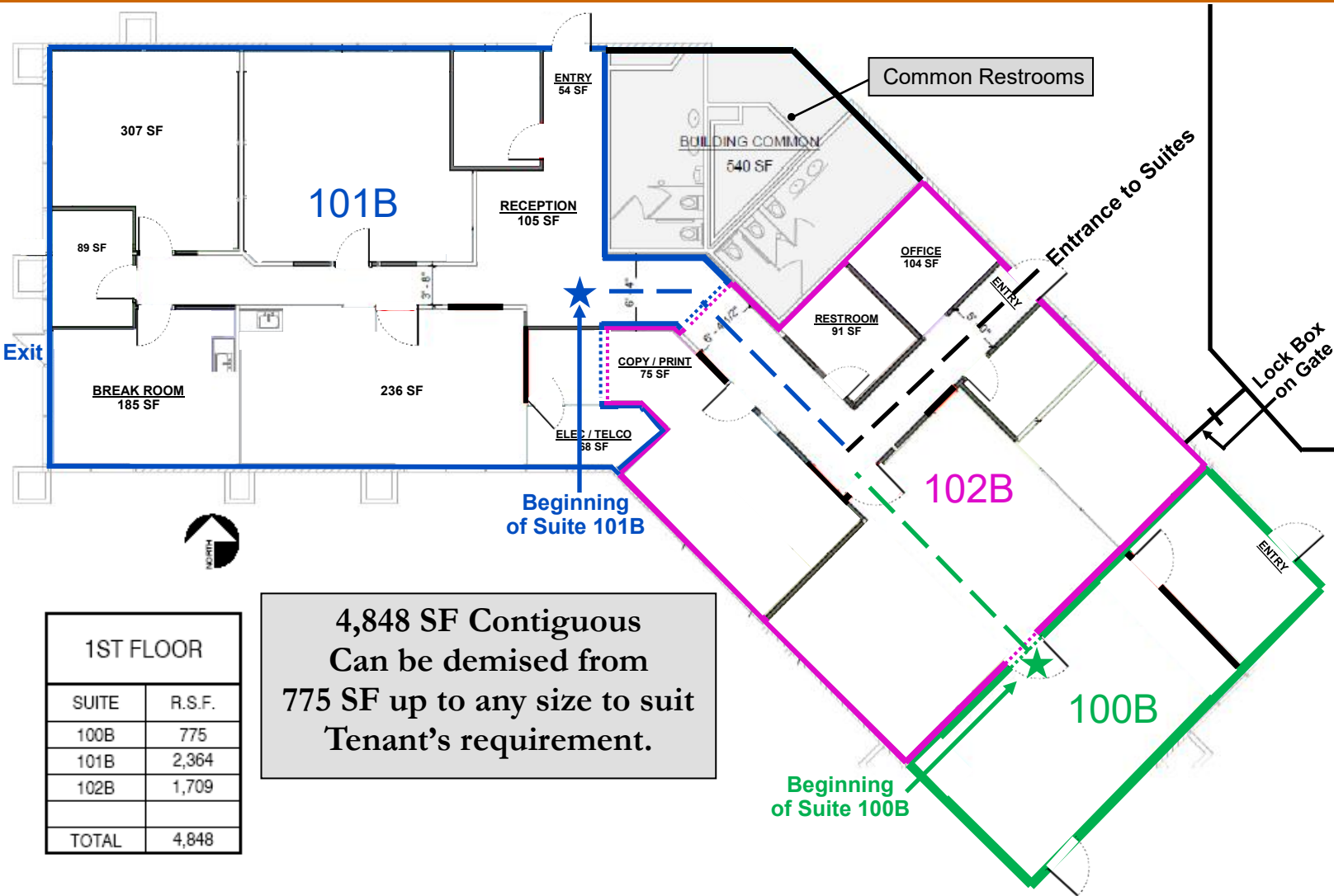
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# Floor Plan - 3033 W. Bell Road



1ST FLOOR	
SUITE	R.S.F.
100B	775
101B	2,364
102B	1,709
TOTAL	4,848

**4,848 SF Contiguous  
Can be demised from  
775 SF up to any size to suit  
Tenant's requirement.**



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